166.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	735,100	/	735,100
USE VALUE:	735,100	/	735,100
ASSESSED:	735,100	/	735,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PESSA PAUL A & JOEL E
Owner 2:	
Owner 3:	
Street 1:	2427 NW 45TH LN
Street 2:	
Twn/City:	GAINSVILLE
St/Prov:	FL Cntry Own Occ: N
Postal:	32605 Type:

PREVIOUS OWNER

Owner 1:	PESSA EDMUND L & MARY -
Owner 2:	ESTATE -
Street 1:	2427 NW 45TH LN
Twn/City:	GAINSVILLE
St/Prov:	FL Cntry
Postal:	32605

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

Mary S Pessa

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	283,600		451,500	735,100
Total Card	0.172	283,600		451,500	735,100
Total Parcel	0.172	283,600		451,500	735,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.44 | /Parcel: 459.44

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

109812

GIS Ref

GIS Ref

Insp Date

07/21/18

!12848!

PREVIOUS ASSESSMENT

Parcel ID 166.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,600	0	7,500.	451,500	735,100		Year end	12/23/2021
2021	101	FV	274,400	0	7,500.	451,500	725,900		Year End Roll	12/10/2020
2020	101	FV	274,400	0	7,500.	451,500	725,900	725,900	Year End Roll	12/18/2019
2019	101	FV	216,800	0	7,500.	451,500	668,300	668,300	Year End Roll	1/3/2019
2018	101	FV	224,400	0	7,500.	399,900	624,300	624,300	Year End Roll	12/20/2017
2017	101	FV	224,400	0	7,500.	335,400	559,800	559,800	Year End Roll	1/3/2017
2016	101	FV	224,400	0	7,500.	335,400	559,800	559,800	Year End	1/4/2016
2015	101	FV	211,200	0	7,500.	290,300	501,500	501,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:40:15

LAST REV

Date	Time
09/17/19	12:02:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12848

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PESSA EDMUND L	73196-495		8/29/2019	Estate/Div		No	No		
	9200-556		1/1/1901	Family		No	No		Edmund L Pessa dod 11/17/2007

USER DEFINED

Prior Id # 1:	109812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Measured	345	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	8									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30624998
Const Adj.:	0.98990101
Adj $ / SQ:	168.098
Other Features:	58500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410989
Depreciation:	127407
Depreciated Total:	283582

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

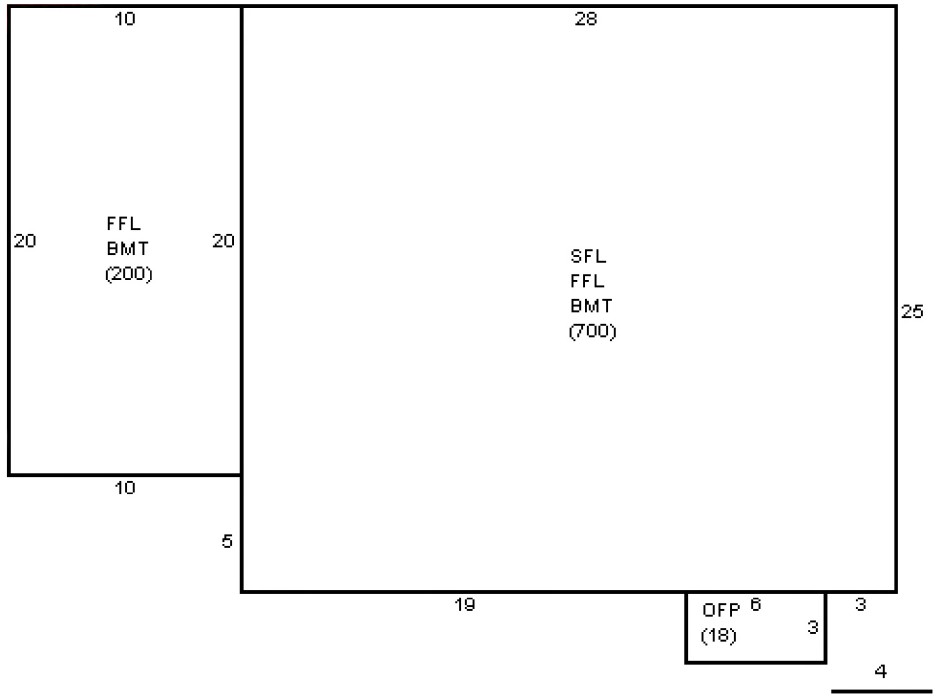
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.91
Special Features:	0	Val/Su Net:	112.63
Final Total:	283600	Val/Su SzAd	177.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	50.430	45,386
FFL	First Floor	900	168.100	151,288
SFL	Second Floor	700	168.100	117,668
OFP	Open Porch	18	43.560	784

Net Sketched Area:	2,518			Total:	315,126
Size Ad	1600	Gross Area	2518	FinArea	1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	